

Florida Population 1996 to 2006

| | | |
|------|------------|------|
| 1996 | 14,632,421 | |
| 2001 | 16,330,224 | +12% |
| 2006 | 18,349,132 | +12% |

Change from 1996 to 2006

3,725,711 +25%

Florida Personal Income 1996 to 2006

| | | |
|-------------|--------------------------|-------------|
| 1996 | \$351,355,250,000 | |
| 2001 | \$478,637,250,000 | +36% |
| 2006 | \$653,704,100,000 | +37% |

Change from 1996 to 2006

\$302,348,850,000 +86%

Total Florida Property Taxes 1996-2006

| | | |
|-------------|-------------------------|-------------|
| 1996 | \$12,294,465,465 | |
| 2001 | \$16,681,826,393 | +36% |
| 2006 | \$30,454,725,795 | +83% |

Change from 1996 to 2006

\$18,160,260,330 +148%

County Property Taxes 1996 to 2006

| | | |
|-------------|-------------------------|-------------|
| 1996 | \$4,501,979,472 | |
| 2001 | \$6,358,783,195 | +41% |
| 2006 | \$11,495,660,959 | +81% |

Change from 1996 to 2006

\$6,993,681,487 +155%

School Property Taxes 1996 to 2006

| | | |
|-------------|-------------------------|-------------|
| 1996 | \$5,552,132,115 | |
| 2001 | \$7,074,271,272 | +27% |
| 2006 | \$12,301,779,769 | +74% |

Change from 1996 to 2006

\$6,749,647,654 +122%

Municipal Property Taxes 1996 to 2006

| | | |
|-------------|------------------------|--------------|
| 1996 | \$1,389,135,515 | |
| 2001 | \$2,002,100,239 | +44% |
| 2006 | \$4,070,495,336 | +103% |

Change from 1996 to 2006

\$2,681,359,821 +193%

Independent District Property Taxes 1996 to 2006

| | | |
|-------------|------------------------|--------------|
| 1996 | \$851,218,363 | |
| 2001 | \$1,246,671,687 | +46% |
| 2006 | \$2,586,789,731 | +107% |

Change from 1996 to 2006

\$1,735,571,368 +204%

Double the Homestead Exemption from \$25,000 to \$50,000

- Doubling the homestead exemption would **restore its impact** to about its 1980 level.
- If the homestead exemption had grown by the CPI **it would be \$60,275 in 2006.**

Factors to Consider:

- Doubling the homestead exemption could **reduce statewide property tax rolls** by 6.6%.
- Small counties with a large number of lower-valued homesteads could be disproportionately affected by this change.
- By removing additional homestead property from the tax roll, this proposal could shift more of the tax burden onto non-homestead property.

Save Our Homes Portability

- Allowing homestead property owners to retain their Save Our Homes benefit in a new homestead **eliminates the “lock-in effect”** and encourages homeowners to sell their homes and buy new ones.
- Allows Floridians to live in the home best suited to their needs.

Factors to Consider:

- Could increase inequities between long-time residents and non-homestead properties and new homestead properties.
- May further insulate homestead property owners from local government budget decisions.

Variations:

- Cap the amount of Save Our Homes differential that can be transferred, either by a dollar amount or a percentage of the value of the homestead.

Limit Non-homestead Property Assessment Increases to 10%

- Non-homestead property owners could be shielded from very large increases in their assessments from year to year.
- Owners of non-homestead property could be able to **plan for expected property tax increases**, since millage rates do not usually change dramatically.
- This proposal is not likely to distort property tax assessment over the longer term, since property value appreciation rates are historically less than 10 percent.

Factors to Consider:

- Temporary distortions could arise as newly purchased property is taxed at just value while other property is taxed at a lower value.
- During periods of high property appreciation, new businesses may face a competitive disadvantage because of their higher tax burden.

Extend Save Our Homes Assessment Limitation to All Real Property

- This would end the distinction between homestead and non-homestead property, **shielding both from increases in assessments.**

Factors to Consider:

- All recently acquired property and homestead property in general could bear a relatively larger burden because the Save Our Homes assessment limitation would now be available to non-homestead property.

Limit Growth in Local Property Taxes

- Local governments' tax revenues **grew faster than measures of economic activity**.
 - Rising property values caused tax rolls to increase, and millage rates did not fall enough to offset this increase.
- If local revenue had been capped, current millage rates would be lower.
- Local government revenue growth can be limited by statute, so future legislatures can react to changing circumstances.

Factors to Consider:

- Revenue caps could prevent local governments from responding to local needs and expectations.
- Revenue caps may encourage greater reliance on fees and assessments.

Replace the Property Tax with a Sales Tax

- The Florida Constitution authorizes local property taxes and the legislature has limited authority to make changes.
- Features of existing property tax law, such as Save Our Homes, have created inequities and the potential for abuse.

Factors to Consider:

- Local option sales tax cannot be used to replace the property tax.
- The state sales tax increase needed for replacing property tax could more than double the current rate, making it much higher than any other state.
- Business could bear a much larger share of the sales tax than they pay in property tax.
- Tourism could be significantly impacted, especially because the hotel tax is already almost double the general sales tax rate.
- Local governments' reliance on a state tax could give the state de facto control over local budgets.
- Retailers in border areas could be disproportionately impacted.

Create a Single Public Document Disclosing Local Governments' Tax & Budget Decisions

- Annually notify citizens of all impact fees, surcharges, telecommunications fees, gasoline charges, garbage fees, other user fees, etc., from cities and counties for the previous year and the current year, with percentage increases and decreases on each.
- In addition, the total budget would be listed with percentage increases and decreases on each.
- This notification to our citizens could be called "Truth In Government Spending" (TRIGS).

Factors to Consider:

- Could blur the distinction between taxes and fees.
- Great care would have to be taken to make these documents useful and understandable.